

age on the east side of Interstate 70-S, 709 feet of frontage on ramp leading to Interstate 70-S, 1,621 feet of frontage on the north side of the Comus-Hyattstown Road, 3,607 feet of frontage on the south side of Fire Tower Road, and 2,610 feet of frontage on the north side of Fire Tower Road.

There is denial of access along Interstate 70-S, the ramp leading to 70-S and 300 feet from the ramp eastward along the north side of the Comus-Hyattstown Road, Maryland Rt. #109.

The southerly portion of the tract at the 70-S interchange and extending eastward rises sharply approximately 120 feet above the Comus-Hyattstown Road. The balance of the terrain is generally rolling with a prominent swale cutting in an east to west direction north of the interchange. The south and easterly portion of the property is wooded and the north and westerly part is generally clear.

The tract is subject to certain rights of way to the Potomac Edison Company and the Maryland State Roads Commission and a reservation for a family burial ground on 1/4 of an acre.

Improvements

The part of the property located in Frederick County along Fire Tower Road is improved by a frame dwelling, a bank barn, a silo, a wagon shed and a corn crib.

Zoning

The present zoning of that portion of the property in Montgomery County is R-R, Rural Residential, as outlined in the Montgomery County Zoning Ordinance at Section 111-7.

This area of Montgomery County is known as Planning Area No. 10 -- Bennett and Little Bennett Watershed. There is no adopted Master Plan for this area and no plan is contemplated in the reasonable foreseeable future.

The portion of the property in Frederick County is zoned A-1, Agricultural District. No Master Plan for this vicinity has been adopted. However, in the recently approved General Plan for Frederick County, this area is proposed as a high density development area.

Terms of Sale

A cash deposit of \$20,000.00 Dollars (cash or certified check) will be required at the time and place of sale, the balance of the purchase money being due and payable in cash with interest at Eight percent (8%) per annum from date